WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $540,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF AUGUST, 2005.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lawrence Freund	First Farmers and Merchants Bank	Map 132-05
(NAME) 882 Glendale Lane	(NAME) 816 South Garden Street	Parcel 141
(ADDRESS) Nashville, TN 37204	(ADDRESS) Columbia, TN 38401	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 08/02/05 10:39 2 pgs
Fees:13.00 Taxes:1998.00

20050802-0090142

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **HEIDI L. GRAY BREEDING AND HUSBAND, PAUL E. BREEDING,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LISA FREUND,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being part of Lot No. 26 on the Plan of Glendale Park of record in Book 57, page 141, Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the northerly margin of Glendale Lane at the corner of Lots No. 25 and 26; thence with the line between said two lots, northwardly 235 feet; thence eastwardly and parallel with the line between Lots No. 23 and 26, 190 feet to the westerly margin of Overton Avenue; thence with the same, southwardly 235 feet, more or less, to the northerly margin of Glendale Lane; thence with the same westerly 190 feet to the beginning.

Being the same property conveyed to Heidi L. Gray, unmarried, by deed dated November 18, 1992 from the Estate of Dona S. Johnson, of record in Book 8794, page 197, said Register's Office.

This conveyance is subject to (a) 2005 real property taxes which have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 57, page 141, said Register's Office; and (c) restrictive covenants of record in Book 1788, page 106 and Book 2097, page 471, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 882 Glendale Lane, Nashville, TN 37204

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 1st day of August, 2005.

Heidi L. Gray Breeding

Paul E. Breeding

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Heidi L. Gray Breeding and Paul E. Breeding, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 1st day of August, 2005.

Commission expires:

Notary Public

